

BOARD OF APPEAL REFERRALS

June 19, 1980

3951
6/19

1. Z-4708 Nicholas Polymeros
1852-1858 Centre Street, West Roxbury
2. Z-4724 Linda M. Umsworth, Philip P. & Daniel S. Callahan
152 Chestnut Avenue, Jamaica Plain
3. Z-4726 Joseph LaPaglia and Avery Damiani
488 Dorchester Avenue, South Boston
4. Z-4728 David and Patricia Schooley
39 West Newton Street, Boston
5. Z-4731 Common View Realty Inc.
54 Park Square & 214-216 Boylston Street, Boston
6. Z-4732 Anthony Napolitano
22-34 Norfolk Avenue, Roxbury
7. Z-4734 David A. & Luciana White
29 Eliot Street, Jamaica Plain
8. Z-4735-4740 Prime Realty Development
11-13-15-17-19-21 Kershaw Road, West Roxbury
9. Z-4760 Edwin and Sally Newdick
580-584 Tremont Street, Boston
10. Z-4761 Joseph J. DeMarco
1 Arlington Street, Boston
11. Z-4764 Italian Home for Children, Inc.
1125 Centre Street, Jamaica Plain
12. Z-4775 Anthony D. Cicconi
18 (Rear) Shepard Street, Brighton

MEMORANDUM

June 19, 1980

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert J. Ryan, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 7/1/80

Z-4708
Nicholas Polymeros
1852-1858 Centre Street
West Roxbury
Near Corey Street

One story structure - B-1

District(s):	apartment_____	general business <u>B-1</u>	industrial_____
	residential_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: Change occupancy from four retail stores to three stores
and auto driving school - classroom instructions.

Violation(s):

SectionRequiredProposed

8-7. Driving School is conditional in a B-1 District.

Classroom instructions would be scheduled evenings and Saturdays.
Vehicle will be parked on site in rear of school. Little City Hall
has no objection. Recommend approval.

VOTED: In Reference to Petition Z-4708, brought by Nicholas
Polymeros, 1852-1858 Centre Street, West Roxbury,
for a conditional use for change of occupancy from
four retail stores to three stores and auto driving
school in a General Business (B-1) District, the
Boston Redevelopment Authority recommends approval.
Use is consistent with commercial district. Vehicle
will be parked on site in rear of school.



BELGRADE

Z-4708

1852-1858 CENTRE ST

(W. R.)

CLEMENT

MEREDITH

STRATFORD

NEW HAVEN

HASTING

COREY

FIRE STATION

CENTRE

Hearing: 7/1/80

Z-4724

Linda M. Unsworth

Philip P. & Daniel S. Callahan

152 Chestnut Avenue

Jamaica Plain

Near Boylston Street

Two story structure R-.8

District(s): apartment _____ general business _____ industrial _____
residential R-.8 _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: Subdivide lot and building to facilitate future sale.

Violation(s):

SectionRequiredProposed

- 14-1. Lot area is insufficient
- 14-3. Lot width is insufficient
- 14-4. Street frontage is insufficient
- 14-1. Side yard is insufficient.

Duplex structure is situated on a rear lot in this heavily congested neighborhood. Proposed subdivision of the substandard lot is not warranted and could create an undesirable precedent. No provisions for off street parking. Recommend Denial.

VOTED: In Reference to Petition Z-4724, brought by Linda M. Unsworth & Philip P. & Daniel S. Callahan, 152 Chestnut Avenue, Jamaica Plain, for four variances to subdivide in a residential (R-.8) District, the Boston Redevelopment Authority recommends denial. Neighborhood is heavily congested. Proposed subdivision of this substandard lot is not warranted and could create an undesirable precedent. No provisions for off street parking.



7-4724
152 CHESTNUT AVE.
(J.P.)

WYMAN
SCHOOL

CENTRAL
ST.
BAPTIST
CHURCH

LOWLY
SCHOOL

Board of Appeal Referrals June 5, 1980 - tabled
June 19, 1980 - resubmitted

Hearing: 7/1/80

Z-4726

Joseph LaPaglia and Avery Damiani
488 Dorchester Avenue, South Boston
at Middle Street

One-story structure

District(s): apartment H-1-50 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: Change occupancy from storage of welding supplies to storage of construction materials and vehicles.

Violation(s):

Section

Required

Proposed

9-2. Change in a nonconforming use requires
Board of Appeal hearing.

Appellants have met with abutters and the South Boston Citizens Association and reached agreement on site improvements and method of operation provided use is reassessed after one year. Recommend approval with provisos.

VOTED: In reference to Petition Z-4726, brought by Joseph LaPaglia and Avery Damiani, 488 Dorchester Avenue, South Boston, for a change in a nonconforming use for change of occupancy from storage of welding supplies to storage of construction materials and vehicles in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval with the following provisos: that the existing wire fence be repaired and painted; that a 3-foot-deep landscaping strip be provided behind the wire fence and an 8-foot-high stockade fence be erected, all to be completed within 4 months; that exits and entrances be located on Dorchester Avenue only and that all employee parking and equipment storage be located on the lot, off-street; that the use terminate in one year to permit reassessment of neighborhood impact; that plans be submitted to the Authority for design review.



Z-4726
488 DORCHESTER AVE.
(S.B.)

Board of Appeal Referrals June 19, 1980

Hearing: 7/15/80 Z-4728
David & Patricia Schooley
39 West Newton Street, Boston
Near Washington Street

4½ story structure - H-2 & L-2

District(s): apartment H-2 general business industrial
residential local business L-2 waterfront
single family manufacturing

Purpose: Change occupancy from three family dwelling and club
rooms to five apartments.

Violation(s):

Section

Required

Proposed

8-7. Any dwelling converted for more families which does not
meet the requirement of open space is forbidden in an H-2
District.

17-1. Open space is insufficient.

Five apartments existing, consistent with residential density of
area. No opposition. Recommend approval.

VOTED: In reference to Petition Z-4728, brought by David
& Patricia Schooley, 39 West Newton Street, Boston
for a forbidden use and a variance for change of
occupancy from three family dwelling and club rooms
to five apartments in apartment (H-2) and local
business (L-2) District, the Boston Redevelopment
Authority recommends approval. Proposal consistent
with existing residential density.

Z-4728

39 WEST NEWTON ST
(B.P.)



Board of Appeal Referrals June 19, 1980

Hearing: 6/24/80

Z-4731

Common View Realty Inc.

54 Park Square &

214-216 Boylston Street, Boston

Six story structure - B-10

District(s):	apartment_____	general business <u>B-10</u>	industrial_____
	residential_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: Change occupancy from night club to 14 apartments

Violation(s):

Section

Required

Proposed

17-1. Open space is insufficient.

This building, former Playboy Club and Club Max, is scheduled to be acquired this year by Authority designated developer, George H. Macomber Co., as part of site for proposed Four Seasons Hotel.
Recommend Denial.

VOTED: In reference to Petition Z-4731, brought by Common View Realty Inc. 54 Park Square & 214-216 Boylston Street, Boston, for a variance for change of occupancy from night club to 14 apartments in a general business (B-10) District, the Boston Redevelopment Authority recommends denial. This building is scheduled to be acquired this year by Authority designated developer as part of site for proposed hotel.



BOSTON

Z-4731

54 PARK SQUARE
214-216 BOYLSTON ST.
(B.P.)

CENTRAL
BURIAL
GROUND

GARDEN

PUBLIC

POND

PARK
SQUARE

PARK

HADASSAH WAY

STREET

ELIOT

AVENUE

CHURCH

COLUMBUS

BROADWAY

SHAWMUT

ST

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET ST

VAN RENSSLAER PL

LA GRANGE

STREET

DORE

TREMONT

SEEVER PL

WARRENTON

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

Hearing: 7/15/80

Z-4732
Anthony Napolitano
22-34 Norfolk Avenue
Roxbury
Near Hampden Street

Vacant land - I-2

District(s):	apartment_____	general business_____	industrial I-2_____
	residential_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: Use premises for transfer station of flammable liquids for disposal of outdoor storage of used building material and flammable liquids.

Violation(s):

SectionRequiredProposed

- 8-7. Transfer station for used building material and flammable liquids in excess of 15,000 gallons is conditional in an I-2 District provided such use is screened by a wall or tight fence not less than seven feet high.

Proposed transfer station with its accompanying traffic is incompatible with adjacent newly created Crosstown Industrial Park and would adversely affect residential structures located in the immediate area. Community has expressed opposition. Recommend denial.

VOTED: In reference to Petition Z-4732, brought by Anthony Napolitano, 22-34 Norfolk Avenue, Roxbury, for a conditional use to use premises for transfer station and outdoor storage of used building material and flammable liquids in an industrial (I-2) District, the Boston Redevelopment Authority recommends denial. Proposed transfer station with its accompanying traffic is incompatible with adjacent newly created Crosstown Industrial Park and would adversely affect residential structures located in the immediate area.

Z-4732

22-34 NORFOLK AVE.

(ROX)



Hearing: 7/1/80

Z-4734

David A & Luciana White
29 Eliot Street, Jamaica Plain
Near Newsome Park

2½ story structure

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family <u>S-.3</u>		manufacturing_____

Purpose: Erect 2½ story addition to one family dwelling.

Violation(s):

SectionRequiredProposed

- 15-1. Floor area ratio is excessive.
- 18-1. Front yard is insufficient.
- 18-3. Corner traffic visibility is insufficient
- 18-4. Front yard is insufficient.

Building is one of three which are architecturally distinct from surrounding neighborhood but consistent with each other. Addition of 24½' x 12' would be excessive and impair the architectural character of the building and would leave a side yard of less than two feet. Proposal does not conform with requirements for variance. Recommend denial.

VOTED: In Reference to Petition Z-4734, brought by David A & Luciana White, 29 Eliot Street, Jamaica Plain, for four variances to erect a 2½ story addition to a one family dwelling in a single family (S-.3) District, the Boston Redevelopment Authority recommends denial. Building is one of three which are architecturally distinctive from surrounding neighborhood but consistent with each other. Excessive 24½' x 12' two story addition would impair the architectural character of the building and leave a side yard of less than two feet. Proposal does not conform with requirements for variance.

Z-4734
29 ELIOT ST.
(U.P.)



Hearing: 6/24/80

Z-4735-4740
Prime Realty Development
11-13-15-17-19-21 Kershaw Road
West Roxbury
Near Washington Street

29,920 square feet of land - S-.5

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family <u>S-.5</u>		manufacturing_____

Purpose: Erect six attached one family dwellings.

Violation(s):

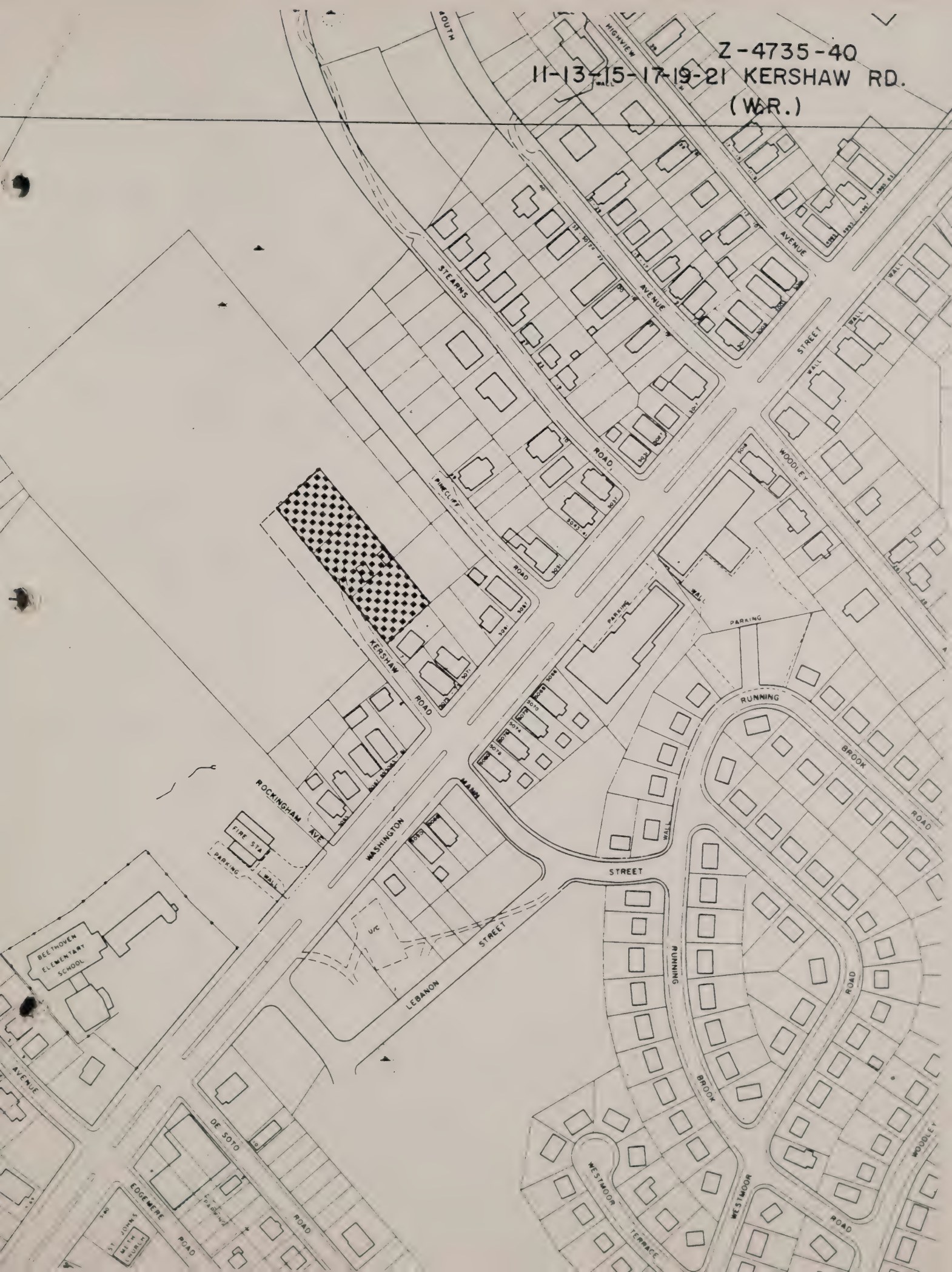
SectionRequiredProposed

- 10-1. Parking not allowed within required front yard.
- 14-1. Lot area is insufficient.
- 14-3. Lot width is insufficient
- 14-4. Street frontage is insufficient.
- 15-1. Floor area ratio is excessive.
- 18-1. Front yard is insufficient.
- 19-1. Side yard is insufficient.
- 20-1. Rear yard is insufficient.
- 23-9. Access for parking is inappropriate.

Topography of land, ledge and slope, precludes construction of single detached dwellings. Proposed units, each with three bedrooms, are consistent with surrounding single family low density neighborhood. Little City Hall has expressed support; abutters are not opposed.
Recommend approval with proviso.

Voted: In reference to Petition Z-4735-4740, brought by Prime Realty Development, 11-13-15-17-19-21 Kershaw Road, West Roxbury, for forty variances to erect six one family dwellings in a single family (S-.5) district, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for Design Review.

Z-4735-40
11-13-15-17-19-21 KERSHAW RD.
(W.R.)



June 19, 1980

Hearing: 8/26/80

Z-4760

Edwin & Sally Newdick
580-584 Tremont Street, Boston
Near Union Park

Four story structure - H-3

District(s):	apartment <u>H-3</u>	general business <u> </u>	industrial <u> </u>
	residential <u> </u>	local business <u> </u>	waterfront <u> </u>
	single family <u> </u>		manufacturing <u> </u>

Purpose: Change occupancy from six apartments and two stores to seven apartments and two stores.

Violation(s):

SectionRequiredProposed

8-7. Dwelling converted for more families which does not meet the requirement for open space is forbidden in an H-3 District.

15-1. Floor area ratio is excessive.

17-1. Open space is insufficient.

Condition existing. Little City Hall, Union Park & Upton Street Neighborhood Associations have no objections. Recommend approval.

VOTED: In reference to Petition Z-4760, brought by Edwin & Sally Newdick, 580-584 Tremont Street, Boston, for a forbidden use and two variances for change of occupancy from six apartments and two stores to seven apartments and two stores in an apartment (H-3) District, the Boston Redevelopment Authority recommends approval. Petition legalizes existing condition with no adverse impact.



Z-4760
580-584 TREMONT ST.
(B.P.)

Board of Appeal Referrals June 19, 1980

Hearing: 7/15/80

Z-4761
Joseph J. De Marco
1 Arlington Street, Boston
At Beacon Street

Five story structure - H-5-70

District(s): apartment H-5-70 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: Change occupancy from ten apartments to language school.

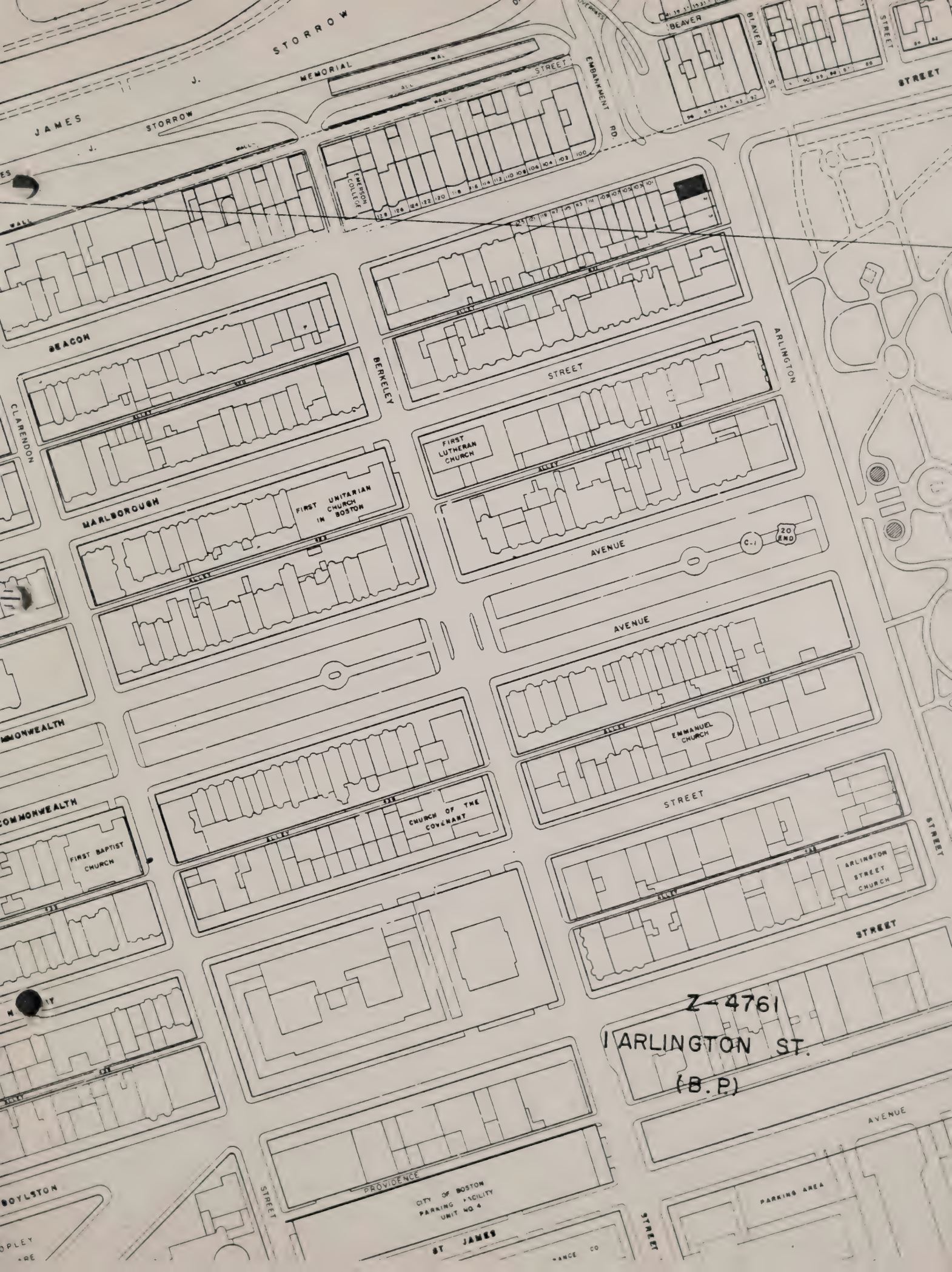
Violation(s):

<u>Section</u>	<u>Required</u>	<u>Proposed</u>
----------------	-----------------	-----------------

8-7. A school is forbidden in an H-5-70 District.

Boston School of Modern Languages (a tax paying private school) has occupied the former vacant structure for almost four years. Back Bay Neighborhood Association has no opposition. Recommend approval with provisos.

VOTED: In reference to Petition Z-4761, brought by Joseph J. De Marco, 1 Arlington Street, Boston, for a forbidden use for change of occupancy from ten apartments to language school in an apartment (H-5-70) District, the Boston Redevelopment Authority recommends approval with the following provisos: That taxes continue to be paid on the property; that the use extend to appellant only and expire upon sale, lease or other disposition of the property; that structure be returned to residential use upon the termination of school facility.



Z-4761

1 ARLINGTON ST.

(B.P.)

Hearing: 7/1/80

Z-4764

Italian Home for Children Inc.
1125 Centre Street, Jamaica Plain
At Whitcomb Avenue

Four story structure - S-.3

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family <u>S-.3</u>		manufacturing_____

Purpose: Erect three additions to home for children.

Violation(s):

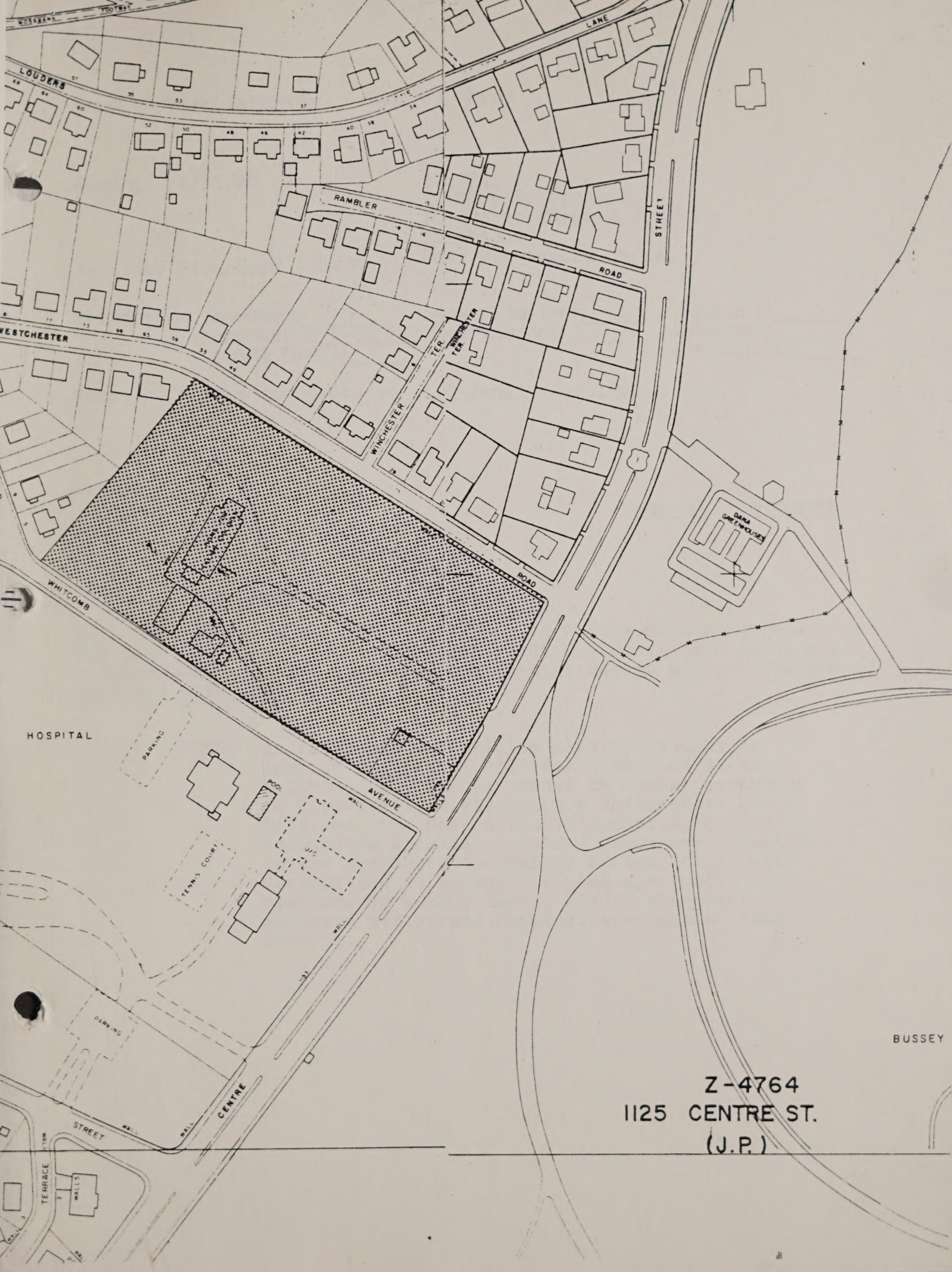
SectionRequiredProposed

9-1. Extension of a non conforming use requires Board of Appeal Hearing.

16-1. Height of building is excessive.

Petitioner has operated a residential treatment center for emotionally disturbed children on site for over sixty years. Proposed additions and alterations will change childrens' rooms from dormitory type to separate living units and expand classroom and administrative areas. Height of additions will conform with existing structure. Plans have been reviewed with community in meeting with Jamaica Hill Association. Fence and evergreen landscaping will be provided. Recommend approval with proviso.

VOTED: In reference to Petition Z-4764, brought by Italian Home for Children Inc., 1125 Centre Street; Jamaica Plain, for extension of a non conforming use and variance to erect three additions to a home for children in a single family (S-.3) District, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for Design Review.



Z-4764
1125 CENTRE ST.
(J.P.)

June 19, 1980

Hearing: 7/15/80

Z-4775
Anthony D. Cicconi
18 (Rear) Shepard Street
Brighton
Near Washington Street

2½ story structure - R-.8

District(s):	apartment_____	general business_____	industrial_____
	residential R-.8_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: Change occupancy to five family dwelling.

Violation(s):

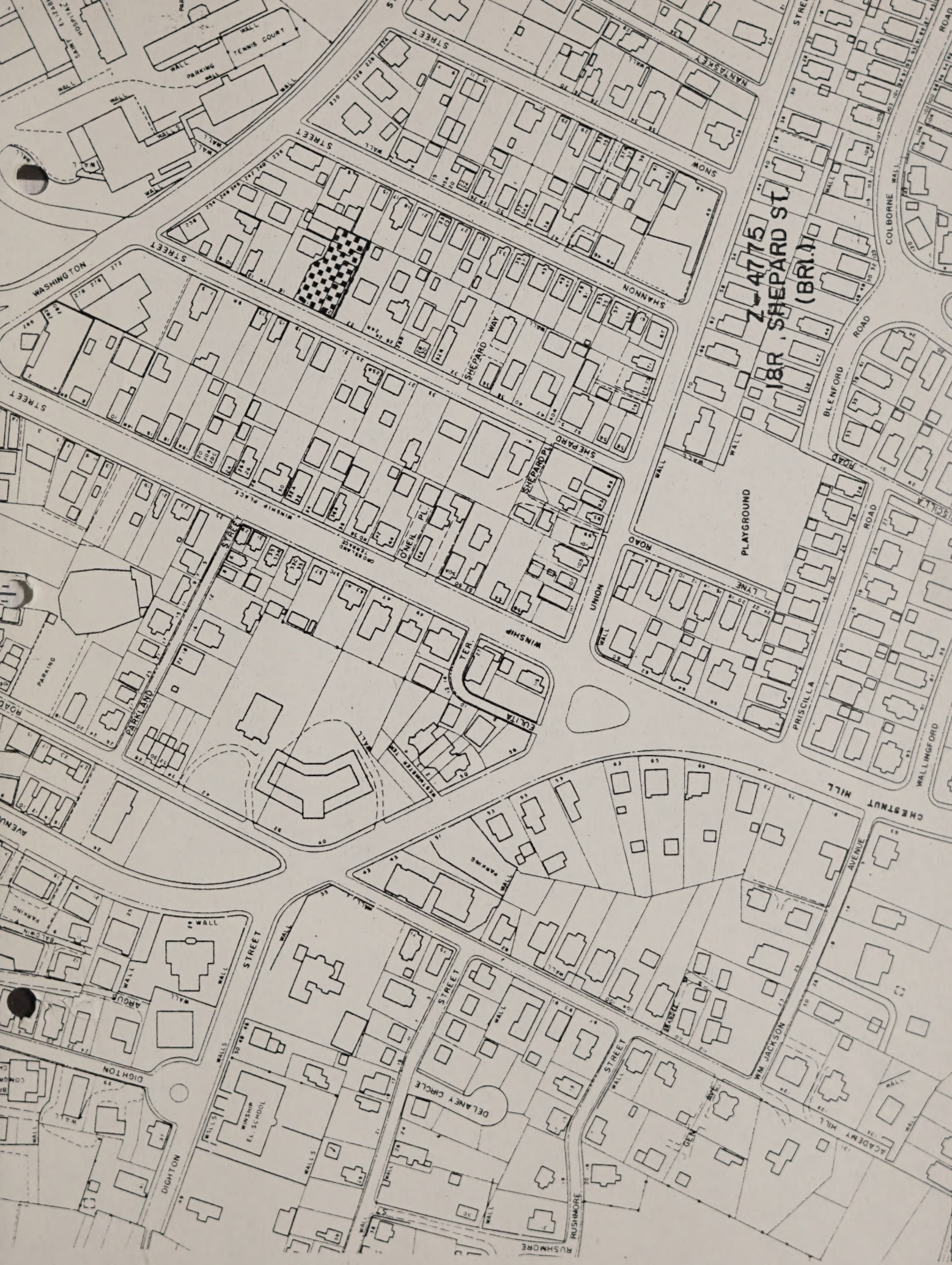
SectionRequiredProposed

14-2. Lot area is insufficient.

17-1. Open space is insufficient.

Site has been a source of disagreement in the immediate neighborhood for past few years. Petitioner and local residents have negotiated a compromise solution involving substantial Design Review. Recommend approval with proviso.

VOTED: In reference to Petition Z-4775, brought by Anthony D. Cicconi, 18 (Rear) Shepard Street, Brighton, for two variances to change occupancy to five family dwelling in a residential (R-.8) District, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for Design Review. Plans will include the following: Duplex apartments with bedrooms on second floor; window alignment; adequate off street parking; substantial landscaping.



18R
SHEPARD ST
(BR)

4775